



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**MARCH 1, 2016**

**Work Session: 6:30 p.m.**

**Meeting: 7:00 p.m.**

**Place: Community Conference Room, Greece Town Hall**

#### **Roll Call**

Albert F. Meilutis, Chairman

Robert J. Bilsky

Andrew P. Forsythe

Thomas F. Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Christopher A. Schiano, Esq., Deputy Town Attorney

John T. Caterino, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

#### **Pledge of Allegiance**

#### **Additions/Deletions to the Agenda**

#### **Announcements**

BOARD OF ZONING APPEALS AGENDA  
March 1, 2016

**Old Business:**

1.     Applicant:                   GP Custom Auto  
       Location:                 1599 Long Pond Road  
       Mon. Co. Tax No.:       089.03-2-8  
       Zoning District:         BR (Restricted Business)  
       Request:                 A public hearing for the Board of Zoning Appeals to consider whether or not a special permit grantee, G.P. Custom Auto, has violated the terms and conditions of the special permit to operate a motor vehicle service station which the Board of Zoning Appeals granted on May 20, 2014, and whether said special permit should be revoked. Sec. 211-60 A (5) (a)
  
2.     Applicant:                   Daniel Pearl  
       Location:                 107 Long Pond Road  
       Mon. Co. Tax No.:       034.02-1-21  
       Zoning District:         R1-44 (Single-Family Residential)  
       Request:                 a) An area variance for a proposed principal building (single-family dwelling), following demolition of the existing single-family dwelling, to have a (north) side setback of 7.5 feet, instead of the 20.0 feet minimum required. Sec.211-11 D (2), Table I  
  
                                      b) An area variance for a proposed principal building (single-family dwelling), following demolition of the existing single-family dwelling, to have a (south) side setback of 11.5 feet, instead of the 20.0 feet minimum required. Sec. 211-11 D (2), Table I  
  
                                      c) An area variance for a proposed deck (1440± square feet) to be located in the front yard and side yard of a waterfront lot, where accessory structures, such as decks, are permitted in rear yards only; and for said deck to have a proposed front setback of 727.5 feet (measured from the west right-of-way line of Long Pond Road), instead of the 472.5 feet maximum established by the neighborhood average. Sec. 211-11 E (3), Sec.211-11 D (2), Table I, Sec. 211-11 E (1), Table I  
  
                                      d) An area variance for a proposed deck (1440± square feet) to have a (north) side setback of 7.5 feet, instead of the 20.0 feet minimum required. Sec. 211-11 E (1), Table I  
  
                                      e) An area variance for a proposed deck (1440± square feet) to have a (south) side setback of 5.5 feet, instead of the 20.0 feet minimum required. Sec. 211-11 E (1), Table I

BOARD OF ZONING APPEALS AGENDA  
March 1, 2016

- f) An area variance for a proposed second story deck (8.0 feet x 14.0 feet; 112 square feet) to be located in the front yard of a waterfront lot, where accessory structures, such as decks, are permitted in rear yards only. Sec. 211-11 E (3)
- g) An area variance for a proposed shed (80± square feet) to be located in a side yard, where accessory structures, such as sheds, are permitted in the rear yards only. Sec. 211-11 E (3)
- h) An area variance for an existing shed (7.0 feet x 22.0 feet; 154 square feet) to have a (south) side setback of 4.96 feet, instead of the 10.0 feet minimum required. Sec. 211-11 E (1), Table I
- i) An area variance for a proposed detached garage (550± square feet) to have a (south) side setback of 8.0 feet, instead of the 20.0 feet minimum required. Sec. 211-11 E (1), Table I
- j) An area variance for an existing detached garage (542± square feet) to have a (south) side setback of 5.17 feet, instead of the 20.0 feet minimum required. Sec. 211-11 E (1), Table I
- k) An area variance for a proposed detached garage addition (750± square feet) to have a (south) side setback of 5.16 feet, instead of the 20.0 feet minimum required. Sec. 211-11 E (1), Table I
- l) An area variance for existing and proposed accessory structures which result in a total gross floor area of 2076± square feet, instead of the 1250 square feet maximum gross floor area permitted for accessory structures on lots with a lot area greater than one (1) acre. Sec. 211-11 E (1), Table I

BOARD OF ZONING APPEALS AGENDA  
March 1, 2016

**New Business:**

1.     Applicant:             Michael W. Godden  
       Location:            2482 Edgemere Drive  
       Mon. Co. Tax No.:   026.15-1-51  
       Zoning District:    R1-E (Single-Family Residential)  
       Request:             a) An area variance for a proposed two-story addition (443.6± square feet) to have a (east) side setback of 2.5 feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I  
                              b) An area variance for a proposed two-story addition (443.6± square feet) to have a (west) side setback of 1.6 feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I  
                              c) An area variance for an existing detached garage (13.5 feet x 37.0 feet; 499.5 square feet) to have a (west) side setback varying from 1.8 feet to 4.0 feet, instead of the 3.0 feet to 5.0 feet granted by the Board of Zoning Appeals on November 4, 2009. Sec. 211-11 E (1), Table I  
                              d) An area variance for a proposed lot coverage of 29.8%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I
  
2.     Applicant:             Christopher Barone  
       Location:            68 Crossroads Lane  
       Mon. Co. Tax No.:   045.19-2-57  
       Zoning District:    R1-E (Single-Family Residential)  
       Request:             An area variance for a proposed covered porch addition (8.0 feet x 30.4 feet; 243.2 square feet) to have a front setback of 31.5± feet (measured from the east right-of-way line of Crossroads Lane), instead of the 46.3 feet minimum established by the neighborhood average. Sec. 211-11 D (1), Sec. 211-11 D (2), Table I

BOARD OF ZONING APPEALS AGENDA  
March 1, 2016

3.     Applicant:             Robert Murray  
       Location:            39 Deschel Drive  
       Mon. Co. Tax No.:   088.12-2-21  
       Zoning District:    R1-E (Single-Family Residential)  
       Request:            a) An area variance for an existing detached garage (24.0 feet x 31.0 feet; 744.0 square feet), resulting in a total gross floor area of 1214.3± square feet in all accessory structures, where 800 square feet is the maximum gross floor area permitted for accessory structures on lots with a lot area less than 16,000 square feet. Sec. 211-11 E (1), Table I  
                              b) An area variance for a proposed lot coverage of 25.2%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I  
                              c) An area variance for an existing aboveground pool (24-foot-diameter; round) to have a (east) side setback of 7.5± feet, instead of the 8.0 feet minimum required. Sec. 211-11 E (1), Table I
4.     Applicant:             Frederick Hamaker  
       Location:            2830 Edgemere Drive  
       Mon. Co. Tax No.:   026.10.-1-44  
       Zoning District:    R1-E (Single-Family Residential)  
       Request:            a) An area variance for a proposed single-story addition (5.0 feet x 10.1 feet; 50.5 square feet) to have a (west) side setback of 5.08 feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I  
                              b) An area variance for an existing deck (308± square feet), to be located in the front yard of a waterfront lot, where accessory structures, such as decks, are permitted in rear yards only; and for said deck to have a (west) side setback of 0.5 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I, Sec. 211, Figure III  
                              c) An area variance for an existing deck (616± square feet) to be located in the front yard of waterfront lot, where accessory structures, such as decks, are permitted in rear yards only. Sec. 211-11 E (3)

BOARD OF ZONING APPEALS AGENDA  
March 1, 2016

5.     Applicant:             Heritage Christian Services  
       Location:            1680 Stone Road  
       Mon. Co. Tax No.:   075.13-4-12  
       Zoning District:    RMH (Multiple-Family Residential)  
       Request:             An area variance for a proposed accessory structure (shed) to have a setback of 26.0 feet from all other zoning districts, instead of the 50 feet minimum required. Sec. 211-13 D, Table II
6.     Applicant:           Greece Siddhi Management, LLC (d.b.a. Hampton Inn Rochester North)  
       Location:            500 Center Place Drive  
       Mon. Co. Tax No.:   074.16-4-40.2  
       Zoning District:    BR (Restricted Business)  
       Request:             a) Relief from Condition 1 of the January 9, 1996, area variance granted by the Board of Zoning Appeals, which stated that no other freestanding signs shall be permitted in the Center Place business center. Sec. 211-52 B (1) [2]  
                              b) An area variance for a proposed second freestanding sign (3.3 feet x 5.1 feet; 16.8 square feet) in a business center, instead of one (1) 185-square-foot freestanding sign in a business center granted by the Board of Zoning Appeals on January 7, 2003. Sec. 211-52 B (1) [2]

BOARD OF ZONING APPEALS AGENDA  
March 1, 2016

7.     Applicant:                 Indus Real Estate II, Inc.  
       Location:                2585 West Ridge Road & 1271 Long Pond Road  
       Mon. Co. Tax No.:       74.14-3-10 & 74.14-3-13  
       Zoning District:        BR (Restricted Business)  
       Request:                 a) An area variance for a proposed principal building to have a front setback of 78.0 feet (measured from the south right-of-way line of West Ridge Road), instead of the 85.0 feet minimum required. Sec. 211 – 17 B (4), Table III  
                                     b) An area variance for a proposed parking area (145± linear feet) to be located a distance of 5.0 feet to 8.0 feet from the south right-of-way line of West Ridge Road, instead of the 20.0 feet minimum required. Sec. 211-17 B (4), Table III  
                                     c) An area variance for a proposed 61 parking spaces, instead of the 81 parking spaces required. Sec. 211-45 S (1). Sec. 211-45 Q

**ADJOURNMENT:**

**NEXT MEETING: March 15, 2016**

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